



14 Assembly House
Bridlington
YO16 4HS

TO LET

£550 pcm

2 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Bathroom



Off Road
Parking,



Gas Central Heating

14 Assembly House, Bridlington, YO16 4HS

This second floor, purpose built apartment offers a two bedroomed layout, with the benefit of electric heating and uPVC double glazing. The property also has the benefit of an allocated parking space.

Assembly House was built by Messrs Barratt under the NHBC scheme and is very handily located for local shops in Quay Road and St John Street, Post Office, convenience stores, bakers, butchers etc and local buses pass through the locality linking to the main town centre and outer town areas.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the

Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Kitchen



Living Room



Bedroom 1



Bedroom 2

Accommodation

COMMUNAL ENTRANCE

With intercom entry system.

PRIVATE ENTRANCE HALL

11' 5" x 5' 8" (3.48m x 1.73m)

With intercom entry system, electric radiator, smoke alarm, storage cupboard housing hot water cylinder with immersion heater and an additional storage cupboard.

LOUNGE

14' 7" x 13' 5" (4.44m x 4.09m)

With windows to the front and side elevations, electric radiator and door to kitchen.

KITCHEN

10' 0" x 7' 5" (3.05m x 2.26m)

With a modern range of wall, base and drawer units, worktop over, stainless steel sink unit, built in electric oven, hob and extractor. Tiled splashbacks, upstand, cooker splashback, space for washer and fridge, vinyl flooring and window to the front elevation.

BEDROOM 1

10' 7" x 9' 9" (3.23m x 2.97m)

With a window to the rear elevation and electric radiator.

BEDROOM 2

10' 4" x 7' 0" (3.15m x 2.13m)

With a window to the rear elevation and electric radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

A white suite comprising panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel ladder, fully tiled walls and window to the side elevation.

OUTSIDE

Communal gardens abound the property with courtyard areas. The property has an allocated parking space.



Outside

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £550.00

Damage Deposit: £550.00

Total: £1100.00

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

VIEWING

Strictly by appointment with Ullyotts.

Regulated by RICS



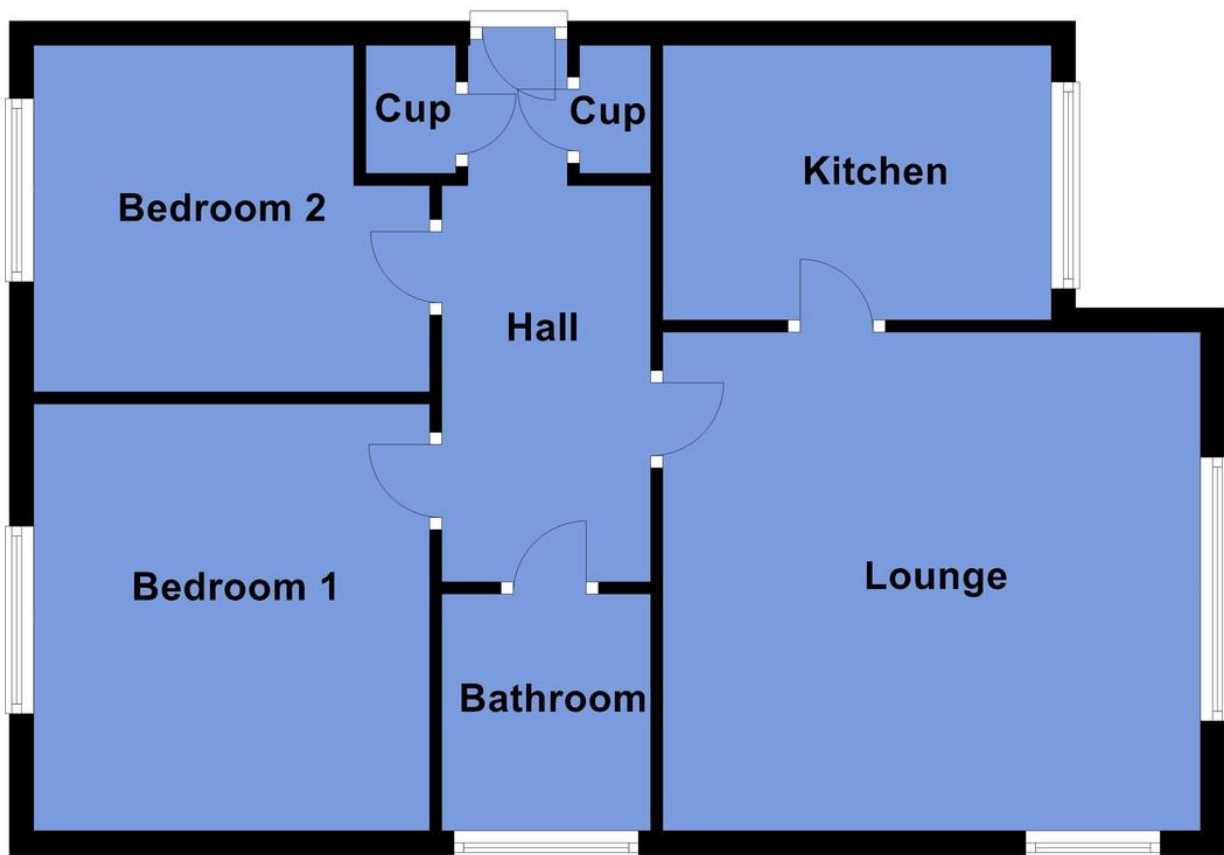
Outside the property

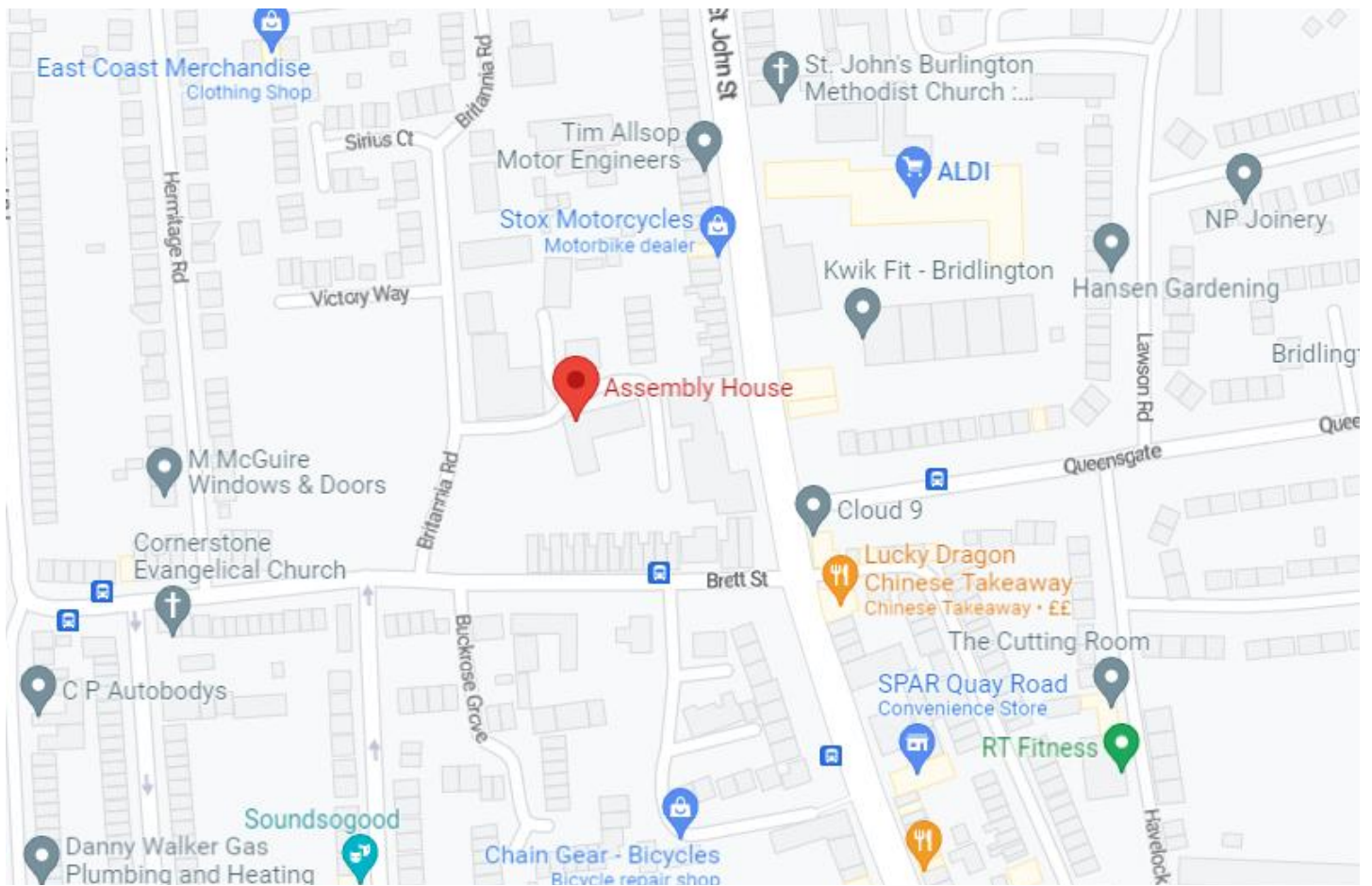
HOW TO APPLY FOR THIS PROPERTY

To apply for this property visit www.ullyotts.co.uk/apply-to-be-a-tenant to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing of the property.

The stated EPC floor area, (which may exclude conservatories),
is approximately 53 sq m





■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
lettings@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
lettings@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations